



May 21, 2019

Item No. 6

RECOMMENDATION TO RENEW HOUSING ASSISTANCE PAYMENTS CONTRACT FOR G&A SPAULDING APARTMENTS.

Development	Address	Alderman / Ward	Community Area
G&A Spaulding Apartments	1750 North Spaulding	Robert Maldonado 26 th Ward	Humboldt Park

Presenters: Derek Messier, Chief Property Officer

RECOMMENDATION

It is recommended that the Board of Commissioners (Board) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or his designee to 1) renew the Housing Assistance Payments (HAP) contract with G&A Spaulding Apartments for an additional 15-year term for nine (9) units; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

The requested action complies in all material respects with applicable CHA Board policies and all applicable federal laws. Staff have completed all necessary due diligence to support the submission of this initiative.

HAP CONTRACT HISTORY

Spaulding Partners Apartments. G&A Spaulding Apartments has provided project-based voucher assistance through CHA's Property Rental Assistance (PRA) program since August 4, 2008. The Developer seeks renewal of the HAP for an additional 20-year term.

PROPERTY SUMMARY

Development	Owner (Developer)	Target Population	# PRA Units	Total Units
G&A Spaulding Apartments	Spaulding Apartments L.P. (G&A Senior Properties LLC)	Families	9	35

CONTRACT SUMMARY

Development	Funding	Contract Renewal Term	Contract Type	Initial Estimated Contract	Total Estimated Contract	Renewal Application Received
G&A Spaulding Apartments	Housing Choice Voucher Program	20 years	HAP Contract	\$ 109,692 (Year 1)	\$ 2,665,227 (20 years)	January 2019

G&A SPAULDING APARTMENTS

G&A Spaulding Apartments is a 35-unit family housing development located in the Humboldt Park community. Since August 2008, PRA has provided rental assistance for 9 units: 5 two-bedroom and 4 three-bedroom. The property owner seeks to extend the HAP until July 31, 2038. The property provides heat for the units and the tenant is responsible for all electricity, including electric cooking. The property will continue to offer rental assistance to families from the CHA wait lists.



Owner / Manager

Spaulding Partners L.P. is the ownership entity of G & A Senior Properties LLC, an Illinois Limited Liability Company. G&A Management has provided property management for more than 15 years and provides management services to a portfolio of 490 units in 5 buildings. G&A offers PRA units in 3 additional buildings: G&A Senior Residence at Eastgate Village – 15 PRA units, G&A Senior Residence at Ravenswood – 14 PRA units; and G&A Senior Residence of West Ridge – 14 PRA units.

Respectfully Submitted:

Derek Messier
Chief Property Officer

RESOLUTION NO. 2019-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 19, 2019 entitled "Recommendation to Renew Housing Assistance Payments contract for G&A Spaulding Apartments."

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) approve the renewal of a Housing Assistance Payments contract for a 20-year term for G&A Spaulding Apartments; and 2) execute all other documents as may be necessary or appropriate to implement the foregoing.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority